



TOWN OF WEST HARTFORD

AGENDA ITEM SUMMARY

To: Town Council

From: Matt Hart, Town Manager

Date: May 22, 2018

CC: P. Alair, K. Boneham, M. McGovern, T. Dumais

Subject: Proposed Amendment to Special Development District #140 – 1 Memorial Drive

Background: As Town Council will recall, Delamar West Hartford, LLC has filed an application seeking an amendment to the previously approved Special Development District #140, known as the Delamar Hotel. The stated purpose of the amendment is to request changes to the approved architecture and landscaping to permit the elimination of an architectural rooftop mechanical screen; the elimination of decorative trees; and the addition of a seasonal vestibule enclosure for the Artisan restaurant.

In accordance with Section 177-44 C.(2)(f) of the Zoning Ordinances, Council referred the application to the Town Plan and Zoning Commission (TPZ) for investigation and recommendation. At its regularly scheduled meeting on May 7th, the TPZ made a positive referral on the proposed changes to the landscaping and the request for a seasonal vestibule. On the request for the elimination of the rooftop mechanical screen, the TPZ declined to make a formal recommendation without a final report from the Design Review Advisory Committee (DRAC) and deferred to DRAC's judgement on this element of the application (full referral letter attached).

Additionally, in accordance with Section 177-55 of the Zoning Ordinances, Council referred the application to DRAC for review and recommendation. At its scheduled meeting on April 19th, DRAC conducted an initial review. A formal vote was not taken and the applicant agreed to explore additional design alterations for the cooling tower and reconvene at a later date. On May 16th, the applicant forwarded additional design modifications for review. DRAC will hold a special meeting to complete the referral on May 22nd and transmit its recommendation to Council.

Lastly, the appropriate town departments (Engineering, Fire, Health, Planning, and Police) have reviewed the application and have not identified any technical concerns.

Operational Impact: The Special Development District application is not anticipated to have any operational impacts on the Town.

Financial Impact: A revenue fee of \$780 was collected as part of the required permitting fees for this type of land use application.

Legal Review: The Corporation Counsel's Office has reviewed the final version of the ordinance for its form and legality.

Recommendation: Following the testimony received during the public hearing, the Council can move to take action on the SDD amendment or to continue the public hearing as necessary. If the Council moves to take action, it can:

1. Approve the SDD amendment as requested
2. Approve the SDD amendment with modifications.
3. Deny the SDD amendment.

Attachments:

- 1) TPZ referral letter
- 2) Application narrative and supporting information
- 3) Application plan set